



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

JUNE 2, 2016

10:30 A.M.

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**ROSE-ANN FLYNN
PRESIDING**

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
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LIEN REDUCTION HEARING

CASE NO: CE08101831
CASE ADDR: 1745 NW 18 ST
OWNER: FORTY ONE YELLOW LLC % KURT A STREY
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$188,400.00
Hard Costs: \$396.00
Appl Offer: \$100.00

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Mailed First Class
May 25, 2016

CASE NO: CE11100061
CASE ADDR: 2511 N OCEAN BLVD
OWNER: ARCHDIOCESE OF MIAMI ST PIUS X CHUR
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$54,000.00
Hard Costs: \$433.00
Appl Offer: \$0.00

VIOLATIONS: FBC 109.16
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT AFTER THE ELECTRICAL FAILED.

Mailed First Class
May 25, 2016

CASE NO: CE12041556
CASE ADDR: 800 NW 65 ST
OWNER: HENDRICKS CMRCL PROPERTIES LLC
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$109,500.00
Hard Costs: \$396.00
Appl Offer: \$1,500.00

VIOLATIONS: NFPA 1:13.3.1.1 (service)
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

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NFPA 1:18.3.4.3
FDC SIGN CONSISTENT WITH NFPA 1:18.3.4.3 IS NOT PROVIDED.

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CASE NO: CE15061074
CASE ADDR: 1881 DAVIE BLVD
OWNER: HAROON, MOHAMMED A HAROON, YASMEEN AN
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$93,450.00 Hard Costs: \$810.00 Appl Offer: \$600.00

VIOLATIONS: 47-19.4.D.1.
THIS IS A COMMERCIAL PROPERTY NOT PROVIDING AN
ON-SITE ENCLOSURE FOR BULK CONTAINERS.

47-19.5.H.3
BARBED WIRE FENCING IS NOT PERMITTED.

47-20.20.H.
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD
OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING
IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR
BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT
APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF
LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES,
HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN
MAINTAINED/REPLACED OR REMOVED.

47-22.6.G.2.
THERE ARE BUSINESSES ON THIS COMMERCIAL PROPERTY
THAT HAVE BEEN CLOSED FOR MORE THAN THREE (3)
MONTHS AND THE SIGNS HAVE NOT BEEN REMOVED.

9-280(h) (1)
THE FENCE AT THIS PROPERTY IS DAMAGED AND IN
DISREPAIR AND IS NOT BEING MAINTAINED.

9-306
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT
BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE
DISCOLORED/MILDEWED IN AREAS. THERE IS
PEELING/MISSING/CHIPPING PAINT ON EXTERIOR
BUILDING WALLS/FASCIA/SOFFIT.

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CASE NO: CE11010735
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$58,025.00
Hard Costs: \$1,270.00
Appl Offer: \$3,000.00

VIOLATIONS: 47-5.31.

THERE IS A VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE AT THIS LOCATION THAT HAS HAD A ROOF COVERED WOOD STRUCTURE ERECTED ON THE LEFT SIDE YARD THAT IS CONNECTED TO THE DWELLING ON THIS PROPERTY.

THIS PROPERTY IS LOCATED IN THE LAUDERDALE MANORS RESIDENTIAL SUB-DIVISION AND IS ZONED RS-8 (RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT) THIS STRUCTURE IS IN VIOLATION OF THE ZONING SIDE YARD REQUIREMENT FOR RS-8 ZONED PROPERTIES. THE MINIMUM SIDE YARD REQUIREMENT IS (5FT) AS STATED IN THE U.L.D.R. UNDER THE TABLE OF DIMENSIONAL REQUIREMENTS FOR RS-8 ZONED PROPERTIES.

9-280 (b)

THERE ARE SEVERAL WINDOWS ON THE VACANT/UNOCCUPIED DWELLING ON THIS PROPERTY THAT ARE BROKEN OR ARE IN DISREPAIR. THERE ARE AREAS OF SOFFIT AND FASCIA BOARDS THAT ARE ROTTING, MISSING AND IN DISREPAIR. THERE IS A SECTION OF EXTERIOR WALL IN THE REAR YARD OVERTOP OF A SLIDING GLASS DOOR THAT LEADS INTO THE KITCHEN THAT IS IN DISREPAIR AND A LARGE HOLE IS VISIBLE.

9-280 (h) (1)

THERE IS A 4FT WOOD AND PLASTIC FENCE ON THE RIGHT SIDE YARD THAT IS DAMAGED, DOWN AND IN DISREPAIR.

9-306

Mailed First Class
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THERE ARE AREAS OF MISSING/CHIPPING/ PEELING PAINT AND DIRT STAINS PRESENT ON THE EXTERIOR WALLS, FASCIA AND SOFFIT BOARDS ON THE HOME ON THIS PROPERTY.

CASE NO: CE14061937
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$19,050.00
Hard Costs: \$405.00
Appl Offer: \$1,000.00

VIOLATIONS: FBC(2010) 105.11.2.1

THE REROOF PERMIT# 01051888 WAS LEFT TO EXPIRED

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CASE NO: CE07091428
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$8,650.00
Hard Costs: \$939.00
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY
TO INCLUDE, BUT NOT LIMITED TO SHOPPING CART,
PLYWOOD, MOUND OF DIRT/GRAVEL THAT ARE VISIBLE
FROM THE STREET.

47-21.8.A.

THERE ARE LARGE AREAS OF MISSING GROUND COVER ON
THE PROPERTY.

9-304(b)

THERE ARE VEHICLES PARKING ON THE GRASS OF THE
PROPERTY. THE GRAVEL DRIVEWAY IS IN DISREPAIR, IN
THAT IT IS NOT WELL-GRADED OR MAINTAINED.

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CASE NO: CE10062712
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$169,000.00
Hard Costs: \$488.00
Appl Offer: \$0.00

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Mailed First Class
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CASE NO: CE11121701
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$529.46
Hard Costs: \$529.46
Appl Offer: \$529.46

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THIS VACANT PROPERTY AND
SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

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CASE NO: CE12060684
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$362.68
Hard Costs: \$362.68
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THIS VACANT MULTI-FAMILY
PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED
TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

Mailed First Class
May 25, 2016

CASE NO: CE14072211
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$1,145.25
Hard Costs: \$1,145.25
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THIS VACANT MULTI-FAMILY
PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED
TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

Mailed First Class
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CASE NO: CE14072212
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$10,300.00
Hard Costs: \$580.00
Appl Offer: \$0.00

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS PROPERTY
INCLUDING BUT NOT LIMITED TO A LARGE DIRT BACKFILL
PILE; PER ULDR TABLE 47-5.12 THIS IS AN
UNPERMITTED LAND USE WITHIN THIS RD-15 ZONED
DISTRICT.

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CASE NO: CE15071079
CASE ADDR: 1100 SW 29 ST
OWNER: WELLS FARGO BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

Total Lien Amount: \$4,650.00
Hard Costs: \$709.00
Appl Offer: \$0.00

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN
DISREPAIR, THE GATE IS NO LONGER ATTACHED TO THE
FENCE AND IS LEANING AGAINST THE BUILDING, THE
SUPPORT POLES ARE BROKEN AND BENT BROKEN CAUSING
THE FENCE TO LEAN.

9-305 (b)
COMPLIED

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED
IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR WALLS ARE
DIRTY, STAINED AND THE PAINT IS PEELING.

9-308 (b)
THE ROOF AT THIS BUILDING IS COVERED WITH LEAVES
AND DEBRIS FROM NEARBY TREES. TREE BRANCHES ARE
COVERING SOME AREAS OF THE ROOF.

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CASE NO: CE10121294
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$2,165.43
Hard Costs: \$2,165.43
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)
VACANT PROPERTY HAS BECOME OVERGROWN. THE
LANDSCAPE HAS NOT BEEN MAINTAINED. THERE IS DEAD
FLORA ON THE GROUND. THERE IS RUBBISH AND TRASH ON
THE PROPERTY, INCLUDING BUT NOT LIMITED TO AT
LEAST 50 BLACK BAGS, BROKEN FURNITURE, BEER CANS,
CLOTHES AND YARD DEBRIS.

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CASE NO: CE11051952
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$385.50
Hard Costs: \$385.50
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

VACANT PROPERTY HAS BECOME OVERGROWN, AND IS
LITTERED WITH YARD DEBRIS. THIS CONDITIONS ARE A
REPEAT VIOLATION ON THIS PROPERTY. THE CITY ABATED
THIS VIOLATION ON 3/10/2011, SEE CASE CE10121294.

Mailed First Class
May 25, 2016

CASE NO: CE11082709
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$244.00
Hard Costs: \$244.00
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

VACANT PROPERTY HAS BECOME OVERGROWN AND LITTERED
WITH DEAD PLANTS. LANDSCAPE IS NOT MAINTAINED.
THESE CONDITIONS ARE A REPEAT VIOLATION, DECLARED
TO BE AN EMERGENCY VIOLATION AND PURSUANT TO
CHAPTER 18 THESE CONDITIONS WILL BE IMMEDIATELY
ABATED BY THE CITY.
THE CITY ABATED THIS VIOLATION ON 3/10/11 SEE CASE
CE10121294 AND ON 6/10/11 SEE CASE CE11051952.

Mailed First Class
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CASE NO: CE11100830
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$32,250.00
Hard Costs: \$1,454.00
Appl Offer: \$1,000.00

VIOLATIONS: 9-306

THERE ARE AREAS OF THE FASCIA BOARD AND THE SOFFIT
THAT ARE ROTTED, IN GENERAL DISREPAIR AND FALLING
DOWN.

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CASE NO: CE12110561
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$448.00
Hard Costs: \$448.00
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH AND DEBRIS ON PROPERTY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE11082709 AND WAS ABATED BY PUBLIC SERVICES ON 10/25/11.

Mailed First Class
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CASE NO: CE14111487
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$74,800.00
Hard Costs: \$350.00
Appl Offer: \$1,000.00

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THE PROPERTY/BUILDING IS IN DISREPAIR WHICH INCLUDES THE DETERIORATION AND FAILURE OF THE ROOF TRUSSES AND PLYWOOD ROOF SHEATHING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS.

THE PROPERTY/BUILDING IS IN DISREPAIR WHICH INCLUDES THE DETERIORATION AND FAILURE OF THE SOFFIT OVERHANG AT THE PERIMETER OF THE BUILDING.

9-308(A)

THE PROPERTY/ BUILDING IS IN DISREPAIR WHICH INCLUDES THE DETERIORATION AND FAILURE OF THE ROOF TILE AND ROOF COVERING OF THE BUILDING.

FBC(2010) 110.9

THE PROPERTY OWNER NEEDS TO OBTAIN THE REQUIRED PERMITS AND MAKE THE NEEDED CORRECTIONS/REPAIRS WITHIN THE NEXT 30 DAYS. THESE PERMITS NEED TO BE OBTAINED, INSPECTED, PASSED AND CLOSED PRIOR TO THIS CODE CASE BEING COMPLIED AND CLOSED.

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CASE NO: CE15021231
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$10,483.67
Hard Costs: \$10,483.67
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 116.1.1

THIS PROPERTY HAS STRUCTURAL COMPONENTS WHICH HAVE DETERIORATED AND ARE NOW COMPROMISED. THIS INCLUDES BUT IS NOT LIMITED TO: THE TAILS OF THE ROOF TRUSSES OR ROOF JOIST FRAMING, THE PLYWOOD ROOF SHEATHING, FASCIA BOARD, AND THE SOFFIT OVERHANG. THESE CONDITIONS HAVE CAUSED THIS PROPERTY TO BECOME AN UNSAFE STRUCTURE. THIS PROPERTY POSES A POTENTIAL THREAT TO NEIGHBORING PROPERTIES AND THE COMMUNITY AS A WINDSTORM HAZARD OR EVEN A FIRE STORM HAZARD.

FBC(2010) 116.2.1.2.1

THIS PROPERTY HAS STRUCTURAL COMPONENTS WHICH HAVE DETERIORATED AND ARE NOW COMPROMISED. THIS INCLUDES BUT IS NOT LIMITED TO: THE TAILS OF THE ROOF TRUSSES OR ROOF JOIST FRAMING, THE PLYWOOD ROOF SHEATHING, FASCIA BOARD, AND THE SOFFIT OVERHANG. THESE CONDITIONS HAVE CAUSED THIS PROPERTY TO BECOME AN UNSAFE STRUCTURE. THIS PROPERTY POSES A POTENTIAL THREAT TO NEIGHBORING PROPERTIES AND THE COMMUNITY AS A WINDSTORM HAZARD OR EVEN A FIRE STORM HAZARD.

FBC(2010) 116.2.1.2.2

THIS PROPERTY HAS STRUCTURAL COMPONENTS WHICH HAVE DETERIORATED AND ARE NOW COMPROMISED. THIS INCLUDES BUT IS NOT LIMITED TO: THE TAILS OF THE ROOF TRUSSES OR ROOF JOIST FRAMING, THE PLYWOOD ROOF SHEATHING, FASCIA BOARD, AND THE SOFFIT OVERHANG. THESE CONDITIONS HAVE CAUSED THIS PROPERTY TO BECOME AN UNSAFE STRUCTURE. THIS PROPERTY POSES A POTENTIAL THREAT TO NEIGHBORING PROPERTIES AND THE COMMUNITY AS A WINDSTORM HAZARD OR EVEN A FIRE STORM HAZARD.

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CASE NO: CE15061069
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$10,453.90
Hard Costs: \$10,453.90
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 116.2.1.1.1
THIS BUILDING IS VACANT, IT HAS BECOME UNSAFE DUE
TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN;
THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED
ACCESS TO THE INTERIOR OF THIS VACANT PROPERTY.

FBC(2010) 116.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN ENERGIZED BY THE
PERSONS TRESPASSING OR OCCUPYING THIS BUILDING
WITHOUT AUTHORIZATION.

FBC(2010) 116.2.1.3.1
THIS PROPERTY HAS TWO BUILDINGS, THE FRONT HAS A
CASE AND A RULING FROM THE USB, THE REAR ALSO IS
DEEMED TO BE UNSAFE DUE TO THE CONVERSION FROM A
GAME ROOM BUILT UNDER PERMIT 0A826039 TO A RENTAL
APARTMENT WITH A SECOND FLOOR THAT WAS BUILT
INSIDE WITH A SPIRAL STAIRWAY ALSO INSTALLED
INSIDE THIS AUXILIARY BUILDING; ALL THE ELECTRICAL
AND PLUMBING ALTERATIONS TO BUILD THE EXTRA
KITCHEN; AND ALL THIS WORK WAS PERFORMED WITHOUT
PERMITS AND IS DEEMED TO BE UNSAFE.

FBC(2010) 116.2.1.3.2
OVER 50% OF THE FLOOR AREA AND WALLS WERE ALTERED
AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE
REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY.

Mailed First Class
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CASE NO: CE13111568
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$386.08
Hard Costs: \$386.08
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH
AND DEBRIS, SCATTERED YARDWASTE, DEAD HANGING PALM
FRONDS ON THIS PROPERTY.

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CASE NO: CE14051452
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$386.08
Hard Costs: \$386.08
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH
AND DEBRIS ON THIS PROPERTY.

**Mailed First Class
May 25, 2016**

CASE NO: CE15041118
CASE ADDR: 1511 NE 17 AVE
OWNER: DURHAM, DUSTY KEITH
PRESENTER: STACEY GORDON

Total Lien Amount: \$386.08
Hard Costs: \$386.08
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH AND DEBRIS ON THIS PROPERTY.

**Mailed First Class
May 25, 2016**

CASE NO: CE11051172
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$589.43
Hard Costs: \$589.43
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS LAWN OVERGROWTH PRESENT ON THIS
VACANT/UNOCCUPIED PROPERTY AND THE PROPERTY IS
LITTERED WITH TRASH/RUBBISH/ DEBRIS. THIS IS A
REPEAT VIOLATION ON THIS PROPERTY OF CODE CASE
CE11010622. AS PART OF THAT CASE, THE VIOLATION IN
QUESTION WAS ABATED BY THE CITY OF FORT LAUDERDALE
PUBLIC SERVICES DIVISION.

**Mailed First Class
May 25, 2016**

CASE NO: CE11110442
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$343.45
Hard Costs: \$343.45
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS LAWN, PLANT OVERGROWTH, TRASH AND DEBRIS
ON THIS VACANT SINGLE FAMILY RESIDENCE AND SWALE.

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CASE NO: CE11080868
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$417.02
Hard Costs: \$417.02
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT/
UNOCCUPIED PROPERTY AND THE PROPERTY IS LITTERED
WITH TRASH/RUBBISH/ DEBRIS. THIS IS A REPEAT
VIOLATION ON THIS PROPERTY OF CODE CASES
CE11051172 & CE11010622. AS PART OF THOSE CASES
THE VIOLATION IN QUESTION WAS ABATED BY THE CITY
OF FORT LAUDERDALE PUBLIC SERVICES DIVISION.

Mailed First Class
May 25, 2016

CASE NO: CE12041543
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$284.79
Hard Costs: \$284.79
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)

THERE IS LAWN OVERGROWTH, TRASH AND DEBRIS PRESENT
ON THIS VACANT/UNOCCUPIED PARTIALLY BOARDED
SINGLE FAMILY RESIDENTIAL DWELLING AND SWALE.
THIS IS A REPEAT VIOLATION ON THIS PROPERTY OF THE
FOLLOWING CODE CASES, SAME VIOLATION: CE11051172,
CE11010622, CE11080868 AND CE11110442.

Mailed First Class
May 25, 2016

CASE NO: CE12061496
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$307.59
Hard Costs: \$307.59
Appl Offer: \$0.00

VIOLATIONS: 18-12 (a)

THERE IS LAWN OVERGROWTH, TRASH AND DEBRIS PRESENT
ON THIS VACANT/UNOCCUPIED PARTIALLY BOARDED SINGLE
FAMILY RESIDENTIAL DWELLING AND SWALE.

THIS IS A REPEAT VIOLATION ON THIS PROPERTY OF THE
FOLLOWING CODE CASES, SAME VIOLATION:
-CE11051172, CE11010622, CE11080868, CE11110442
AND CE12041543.

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CASE NO: CE15010617
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$324.26
Hard Costs: \$324.26
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

Mailed First Class
May 25, 2016

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY AND ON THE SWALE.

CASE NO: CE11010622
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$371.50
Hard Costs: \$371.50
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

Mailed First Class
May 25, 2016

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT/
UNOCCUPIED PROPERTY AND THE PROPERTY IS LITTERED
WITH TRASH/RUBBISH/ DEBRIS.

CASE NO: CE12111523
CASE ADDR: 1150 NW 9 TER
OWNER: BH NEHAMA CAPITAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$1,331,250.00
Hard Costs: \$313.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
1. INTERIOR REMODELING OF THE KITCHEN AND
BATHROOMS WITH NEW CABINETS AND NEW ELECTRICAL AND
PLUMBING FIXTURES.
2. A CENTRAL A/C WAS INSTALLED WITH DUCTS AND AN
ELECTRIC HEATER.
3. WINDOWS AND DOORS ARE BEING REPLACED OR HAVE
BEEN REPLACED.
4. THERE'S A BUILDING PERMIT# 01051888 TO RE-ROOF
WITH SHINGLES ISSUED ON MAY 26,2001. IT FAILED THE
INSPECTION ON JULY 26, 2001. IT WAS LEFT TO EXPIRE
AFTER THAT INSPECTION. TODAY IT REMAINS AS WORK
WITHOUT A PERMIT.

CONTINUED

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
JUNE 2, 2016
10:30 AM

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FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. PLUMBING ALTERATIONS THAT WERE DONE TO REMODEL THE KITCHEN AND BATHROOMS INSIDE THE DWELLING WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE NEW TUB AND PLUMBING FIXTURES.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. ALTERATIONS ARE BEING DONE TO THE ELECTRICAL SYSTEM TO REMODEL THE INTERIOR OF THE DWELLING WITH NEW CIRCUITS FOR THE LIGHTS AND WALL OUTLETS.

2. THE POWER SUPPLY TO THE NEW CENTRAL A/C, THE METER CAN WITH THE WEATHER HEAD AND MAIN BREAKER PANEL WERE REPLACED. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

**Mailed First Class
May 25, 2016**
